

**From:** [The Firm Group](#)  
**To:** [Marisabel](#)  
**Subject:** FW: International Park Condominium I Association, Inc./ Folio #: 30-4912-041-0001  
**Date:** Wednesday, April 10, 2024 10:00:07 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Marisabel,

Please find violations/citations below. I think we should save a PDF in the association file.

Yudanis



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**From:** Jeffrey D. Green <jgreen@kbrlegal.com>  
**Date:** Tuesday, April 9, 2024 at 1:37 PM  
**To:** Alejandra Estevez <alejandraestevez@bellsouth.net>  
**Cc:** The Firm Group <admin@thefirmgrp.com>, Jacqueline K. Newborn <jackie@kbrlegal.com>  
**Subject:** International Park Condominium I Association, Inc./ Folio #: 30-4912-041-0001

Alej

As a follow up to our conversation yesterday, the below information has been obtained for the pending liens and code violations. The divisions in which compliance matters are pending are: 1. Neighborhood Compliance, 2. Building and Neighborhood Compliance and 3. Fire Rescue. The contact phone numbers for each department are also included below.

**Neighborhood Compliance:**  
Contact Number - (786) 315-2552

Citation Number	Issue Date	Description	Details
T085944	1/25/2020	FAILURE TO COMPLY WITH SITE PLAN	Parking spaces are too compact

**Building and Neighborhood Compliance:**

Contact Number - (786) 315-2424

Citation Number	Issue Date	Description	Details
P026237	11/28/2018	FAILURE TO MAINTAIN A BUILDING OR STRUCTURE IN A SAFE CONDITION; FAILURE TO MAINTAIN DEVICES OR SAFEGUARDS IN GOOD WORKING ORDER	Failure to maintain rear entrance or exit. Iron gates are in disrepair. The citation was paid in 2017 but was not corrected. Need to obtain permits and replace in order to correct.
P026349	12/11/2018	FAILURE TO MAINTAIN A BUILDING OR STRUCTURE IN A SAFE CONDITION; FAILURE TO MAINTAIN DEVICES OR SAFEGUARDS IN GOOD WORKING ORDER	Window on 5 <sup>th</sup> floor in the lobby area is cracked and in disrepair. An awning was installed but the open window has a huge crack. Citation was previously paid but not corrected
P019496	06/07/2016	FAILURE OF OWNER-BUILDER OR CONTRACTOR OF OBTAIN A PERMIT	No permit was obtained for compressor on roof.
P019327	05/16/2016	FAILURE TO MAINTAIN A BUILDING OR STRUCTURE IN A SAFE CONDITION; FAILURE TO MAINTAIN DEVICES OR SAFEGUARDS IN GOOD WORKING ORDER	Failure to maintain awnings on all floors as they are not properly tied  Exposed wiring on 4 <sup>th</sup> floor  Exposed wiring by garbage shoot  Wire removed from alarm on 3 <sup>rd</sup> floor  Fire alarm sign issue

**Fire Rescue:**

Contact Number - (786) 331-4800

Per Code Compliance Website and Miami Dade County Finance Department:

Citation Number	Issue Date	Description
K032030	12/08/2020	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K032032	12/08/2020	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K032038	12/08/2020	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K032039	12/08/2020	VIOLATION OF MINIMUM FIRE SAFETY

		STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K032040	12/08/2020	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K032041	12/08/2020	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K032043	12/08/2020	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K032046	12/08/2020	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K032042	12/08/2020	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K040864	2/1/2022	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K040869	2/1/2022	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL
K040868	2/1/2022	VIOLATION OF MINIMUM FIRE SAFETY STANDARDS, PERMIT REQUIREMENTS, OR LAWFUL ORDER OF THE CHIEF FIRE OFFICIAL

**Per Fire Rescue Department recent report with all outstanding violations at this location:**

Permit Number Referenced: 99124-25666

Code Enforcement Officer: Delvis Elesppe

Inspector: Pedro Quintela

Violation Number	Issue Date	Violation:	Correction:	Comments:
1	4/14/23	FFPC 7th Edition, NFPA 1: 13.7.1.4.2 Fire Alarm Integrity Failure to maintain fire alarm system	Have a fire alarm contractor perform all required inspections, tests, and repairs in accordance with NFPA 70 and NFPA 72; provide report clear of deficiencies or impairments; provide documentation of correction of any deficiencies or impairments listed therein.	K052693 SERVICE & TAG FIRE ALARM , CLEAR TROUBLE, PROVIDE CURRENT REPAIR TAG & CURRENT DEFICIENT FREE INSPECTION REPORT IIN LOGBOOK K052693.
2	4/14/23	Code of Miami-Dade County. 14-61(D)(2) MDC Posting Requirement: A fire alarm user shall conspicuously post at the main entrance to the alarm user's premises a notice stating (1) the name of an individual or alarm company able and authorized to enter the premises and deactivate the alarm; (2)	Post the name and phone number of the person(s) authorized to enter the premises and deactivate the fire alarm system. Post name and address of the fire alarm system owner. Sign must be posted at the main entrance to the building and be readable from the outside of the building	POST FIRE ALARM EMERGENCY CONTACT NFO AT MAIN ENTRANCE K052695

		<p>emergency telephone numbers by which those individuals can be reached at all times; and (3) the name and address of the alarm user. The information must be kept current and failure to update this information within forty-eight (48) hours of any change constitutes a violation of this section</p>		
3	4/14/23	<p>FFPC 7th Edition, NFPA 101: 7.9.3.1.1 Periodic Testing of Emergency Lighting Equipment. Failure to test emergency lighting</p>	<p>Testing of required emergency lighting systems shall be permitted to be conducted as follows: (1) Functional testing shall be conducted monthly, with a minimum of 3 weeks and a maximum of 5 weeks between tests, for not less than 30 seconds, except as otherwise permitted by 7.9.3.1.1(2). (2)* The test interval shall be permitted to be extended beyond 30 days with the approval of the authority having jurisdiction. (3) Functional testing shall be conducted annually for a minimum of 1 1/2 hours if the emergency lighting system is battery powered. (4) The emergency lighting equipment shall be fully operational for the duration of the tests required by 7.9.3.1.1(2) and (3). (5) Written records of visual inspections and tests shall be kept by the owner for inspection by the authority having jurisdiction</p>	<p>PROVIDE DOCUMENTATION OF EMERGENCY LIGHT TESTING THROUGHOUT K048189 11/22.</p>
4	4/14/23	<p>FFPC 7th Edition, NFPA 1: 18.2.2.2 Access to Gated Subdivisions or Developments. Failure to install approved device or system to provide fire department access to the property</p>	<p>Provide an approved keyed access switch or padlock for entry through the gate. Miami-Dade Fire Rescue approved access keyed switches and padlocks may be purchased from the Knox Company: <a href="http://www.knoxbox.com/7871">http://www.knoxbox.com/7871</a></p>	<p>PROVIDE KEY TO MAIN ENTRANCE AT ACCESS BOX OUTSIDE- NO KEYS K052696</p>
5	4/14/23	<p>FFPC 7th Edition, NFPA 82: 11.2.2 Waste and Linen Chute. Annual</p>	<p>Provide current annual waste, linen, or transport system chute inspection reports to inspector/AHJ, free of deficiencies</p>	<p>PROVIDE CURRENT DEFICIENT FREE ANNUAL TRASH CHUTE INSPECTION REPORT</p>

		Inspection. Failure to provide a current annual inspection of waste, linen, or transport system chute	or impairments; provide documentation of correction of any deficiencies or impairments found therein	K052697
6	2/25/22	Code of Miami-Dade County. 14-74 Failure to provide approved identification signs for rooms containing fire protection equipment	Provide approved signage to identify room containing fire protection equipment. Sign shall be constructed of durable materials, permanently installed, and readily visible	UCVN (K048191) POST SIGN AT FIRE ALARM ROOM DOOR TO READ FIRE ALARM ROOM.
7	2/25/22	FFPC 7th Edition, NFPA 82:. 6.2.4.1.2 Chute Discharge Room. Failure to maintain self-closing rated exterior door to trash room	Provide openings into a chute discharge room with protection by an approved self-closing fire door assembly having a minimum fire protection rating not less than that specified for the chute enclosure	UCVN (K048258) REPAIR ALL DOORS TO self close & latch- trash rm access & terminal PROVIDE DOCUMENTATION OF REPAIRS
8	6/12/20	FFPC 6th Edition, NFPA 1:. 13.6.3.1.3.10.1 Fire Extinguisher. Cabinets. Failure to provide a means of emergency access to the fire extinguisher cabinet(s)	Provide an approved tool or other means of emergency access to the fire extinguisher in locked cabinet(s)	UCVN K032043. Provide missing fire extinguisher cabinet tool see by unit 102,127
9	2/25/22	FFPC 7th Edition, NFPA 1:. 18.2.2.1 Access to Fire Protection Equipment. Locked Door or area. Failure to provide access to fire protection equipment within a locked room or area	The AHJ shall have the authority to require an access box (es) to be installed in an accessible location where access to or within a structure or area that is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037. Provide an approved access box and system for entry. Miami-Dade Fire Rescue approved access boxes may be purchased from the Knox Company: <a href="http://www.knoxbox.com/7871">http://www.knoxbox.com/7871</a>	UCVN (K048188) provide access box MODEL 3200 for fire dept access to fire alarm room visit <a href="http://KNOX.BOX.COM">KNOX.BOX.COM</a> or call 786-331-4837
10	3/17/22	FFPC 7th Edition, NFPA 101:. 31.3.7 Subdivision of Building Spaces Smoke Partitions. In buildings other than those meeting the requirements of 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, or 31.3.7.5, the following criteria shall be met: (1) Smoke partitions in accordance with Section 8.4 shall be provided in exit access corridors to	Provide smoke partitions in accordance with section 8.4 to divide each corridor into at least 2 approximately equal smoke compartments no longer than 200 ft each. Approvals and building permit required	ACTION PLAN ISSUED subdivide all exit access corridors exceeding 200 ft. into separate approved smoke partitions. plans & permits required

		establish not less than two compartments of approximately equal size. (2) The length of each smoke compartment measured along the corridor, shall not exceed 200 ft (61m)		
11	3/17/22	FFPC 7th Edition, NFPA 101:. 31.3.1.1.1 Vertical openings shall be enclosed or protected in accordance with Section 8.6	Protect or enclose all vertical openings between stories in accordance with Section 8.6. Approvals and building permits required	ACTION PLAN ISSUED provide approved vertical opening protection onto 2 <sup>nd</sup> floor throughout. plans & permits required
12	6/12/20	FFPC 6th Edition, NFPA 101:. 7.2.1.8.1 Doors. Self-Closing devices. Failure to maintain doors	A door leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self closing or automatic-closing in accordance with 7.2.1.8.2, unless otherwise permitted by 7.2.1.8.3	UCVN K032046. REPAIR ALL STAIR DOORS TO SELF CLOSE & LATCH THROUGHOUT PROVIDE DOCUMENTATION OF REPAIRS
13	6/12/20	FFPC 6th Edition, NFPA 82:. 6.2.6.1.5 Trash Chute. Fire Sprinkler. Inspection. Failure to provide a current fire sprinkler inspection report for trash chute and trash room	Provide current annual fire sprinkler system inspection report to inspector/AHJ, testing and maintenance reports free of deficiencies or impairments; provide documentation of correction of any deficiencies or impairments found therein	UCVN K03204,K040864.Provide current trash rooms firesprinkler reports showing no deficiency in system
14	6/12/20	FFPC 6th Edition, NFPA 82:. 6.2.3.3.1.1 Chute Intake Door. Failure to maintain chute intake door	Provide chute intake doors into waste chute which are provided with a self-closing, positive latching and gasketed fire door assembly	UCVN <a href="#">K032041.Repair</a> or replace trash chute INTAKE DOORS not closing properly see by units THROUGHOUT, PROVIDE DOCUMENTATION OF REPAIRS
15	2/25/22	FFPC 7th Edition, NFPA 82:. 6.2.3.2.1 Chute Discharge Door. Failure to provide a working (guillotine) door at the bottom of waste chute	Have a contractor provide the bottom of the waste chute with an approved automatic closing or self closing door or fire damper of construction that is equivalent to the opening fire protection rating for the chute in 6.2.3.1.3	UCVN (K048190) Repair guillotine door at trash chute terminal PROVIDE DOCUMENTATION OF REPAIRS

Please forward this information to your contractor and/or engineer of record and ask if they can start addressing these violations with the City.

Sincerely,

**Jeffrey Green, Esquire**

*Board Certified Specialist,  
Construction Law*



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